

Development Review Contact Information

Planning & Development Services Department

Website www.cstx.gov
Telephone Number 979.764.3570

Director of Planning & Development Services **Joseph Dunn, AICP**
jdunn@cstx.gov

Assistant Director **Lance Simms**
lsimms@cstx.gov

Building Inspection Division

Building Official **Lance Simms**
lsimms@cstx.gov

Commercial Plans Examiner
1 & 2 Family Plans Examiner
Inspectors
Chris Haver
Terry Boriskie
Oscar Chavarria
John Maldonado
David Pullen
David Stone

Planning Division

Development Coordinator **Bridgette George**
bgeorge@cstx.gov

Planners
Lindsay Boyer
Trey Fletcher, AICP
Ken Fogle, P.E.
Molly Hitchcock, AICP
Jennifer Prochazka, AICP
Jennifer Reeves
Planning Interns
Crissy Hartl
Mapping
Nanette Manhart
Sven Griffin
Neighborhood Services Planner
Kate Elrod
Neighborhood Services Intern
Arya Chavan
Heritage Volunteer Coordinator
Anne Boykin
Customer Service
Lori Howe
Gina Southerland
Susan Stanley
Mandi Alford
Deborah Grace
Lisa Lindgren
Departmental Support Staff
Jessica Kramer

GENERAL DEVELOPMENT INFORMATION

Development Engineering (Public Works Department)

Assistant City Engineer

Alan Gibbs, P.E.
agibbs@cstx.gov

Floodplain Management and Development Review

Carol Cotter, E.I.T.

Drainage Inspector

Josh Norton, E.I.T.

Donnie Willis

City of College Station

Parks & Recreation Board

Director of Parks & Recreation

Steve Beachy
sbeachy@cstx.gov
979.764.3486

Assistant Director of Parks & Recreation

Eric Ploeger
rploeger@cstx.gov
979.764.3486

Economic Development

Director of Economic Development

Kim Foutz
kfoutz@cstx.gov
979.764.3510

Assistant Director of Economic Development

Charles Wood
cwood@cstx.gov
979.764.3510

Electrical

Electrical Planner & Projects Coordinator

Samuel Weido
sweido@cstx.gov
979.764.3660
979.764.3452 (fax)

Operations Coordinator

Tony Michalsky
tmichals@cstx.gov
979.764.3660
979.764.3452 (fax)

Energy Conservation
Energy Coordinator

Jane G. Sayers
jsayers@cstx.gov
979.764.3724
979.764.3452 (fax)

Energy Auditor

Brian Henry
bhenry@cstx.gov
979.764.6274
979.764.3452 (fax)

Fire Marshal

Fire Marshal

Eric Hurt
ehurt@cstx.gov
979.764.3781
979.764.3403 (fax)

GENERAL DEVELOPMENT INFORMATION

Solid Waste

Sanitation Superintendent

Wally Urrutia
wurrutia@cstx.gov
979.764.3841
979.764.3489 (fax)

Utility Contacts

Verizon (Telephone)

John Arnold
john.arnold@verizon.com
979.821.4616
979.821.4836 (fax)

ATMOS Energy Corporation (Natural Gas)

Kimberly Winn
kwinn1@tuelectric.com
979.774.2506
979.774.2503 (fax)

Cox Communications (Cable)

Charles White
979.595.2429
979.268.0138 (fax)

BTU

Randy Trimble
rtrimble@btutilities.com
979.821.5700

College Station Utilities - Customer Service

979.764.3535
979.764.3791 (fax)

Transportation Contacts

Texas Department of Transportation
Bryan Area Office

Karl Nelson
knelson@dot.state.tx.us
979.778.6233

Jay Page
JPage@dot.state.tx.us

Brazos County Contacts

Brazos County Roads and Bridges

Gary Arnold
garnold@co.brazos.tx.us
979.822.2127

GENERAL DEVELOPMENT INFORMATION

USE TABLE		Residential Districts										Non-Residential Districts											
Specific Uses		A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	A-P	C-1	C-2	C-3**	R & D**	M-1	M-2	C-U	WPC**	NG-1**	NG-2**	NG-3**
KEY: P = Permitted by Right ; P* = Permitted Subject to Specific Use Standards; C = Conditional Use																							
RESIDENTIAL																							
Boarding & Rooming House								P	P		P												P
Extended Care Facility / Convalescent/Nursing Home								P	P		P		P	P						P			
Dormitory								P	P		P										P	P	P
Duplex						P		P	P		P												
Fraternity/Sorority								P	P												P	P	P
Manufactured Home		P*	P*							P*													
Multi-Family								P	P		P									C ¹	P	P	P
Multi-Family built prior to January 2002								P	P											P	P	P	P
Single-Family Detached		P	P	P	P	P	P				P												
Townhouse							P	P	P		P												P
PUBLIC, CIVIC AND INSTITUTIONAL																							
Educational Facility, College & University																			P				
Educational Facility, Indoor Instruction											P	P	P	P	P					P	P	P	P
Educational Facility, Outdoor Instruction		P	C								P		P	P									
Educational Facility, Primary & Secondary				P	P	P	P	P	P		P	P	P	P	P								
Educational Facility, Tutoring											P	P	P	P						P	P	P	P
Educational Facility, Vocational/Trade											P	P	P	P			P	P					
Governmental Facilities		P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P*
Health Care, Hospitals													P	P									
Health Care, Medical Clinics												P	P	P	P						P	P	
Parks		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P
Places of Worship		P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL, OFFICE AND RETAIL																							
Agricultural Use, Barn or Stable for Private Stock		P	P																				
Agricultural Use, Farm or Pasturage		P	P																				
Agricultural Use, Farm Product Processing		P																					

¹ Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

** District with Supplemental Standards (Refer to Article 5).

GENERAL DEVELOPMENT INFORMATION

USE TABLE	Residential Districts										Non-Residential Districts											
Specific Uses	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	A-P	C-1	C-2	C-3**	R & D**	M-1	M-2	C-U	WPC**	NG-1**	NG-2**	NG-3**
KEY: P = Permitted by Right ; P* = Permitted Subject to Specific Use Standards; C = Conditional Use																						
COMMERCIAL, OFFICE AND RETAIL (continued)																						
Animal Care Facility, Indoor										P	P	P	P	P					P	P	P	
Animal Care Facility, Outdoor	P*												P									
Art Studio/Gallery										P	P	P		P					P	P	P	P
Car Wash												P*										
Commercial Garden/Greenhouse/Landscape Maintenance	P*											P*	P*				P*					
Commercial Amusements										P		P*	P*						P	P	P	
Conference/Convention Center										P		P	P						P	P	P	
Country Club	P	P	P	P						P		P	P									
Day Care, Commercial							C	C	C		P	P		P						P	P	P
Drive-in/thru window												P							C		P	
Dry Cleaners & Laundry										P*	P*	P	P	P*					P*	P*	P*	P*
Fraternal Lodge										P		P	P							P	P	P
Fuel Sales										P*		P*		P*			P				P*	
Funeral Homes												P	P				P					
Golf Course or Driving Range	P*									P*		P*	P*									
Health Club/Sports Facility, Indoor										P		P		P					P	P	P	P
Health Club/Sports Facility, Outdoor										P		P							P		P	
Hotels										P		P							P	P	P	
Night Club, Bar or Tavern										C		C							P	P	P	
Offices										P	P	P	P	P	P	P	P		P	P	P	P
Parking as a Primary Use										P	C	P	P						P		C	
Personal Service Shop										P	P	P		P					P	P	P	P
Printing/Copy Shop										P	P	P	P	P					P	P	P	
Radio / TV station/studios										P	P	P	P	P		P	P				P	
Restaurants										P		P		P*					P	P	P	P*

1 Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

** District with Supplemental Standards (Refer to Article 5).

GENERAL DEVELOPMENT INFORMATION

USE TABLE	Residential Districts										Non-Residential Districts											
Specific Uses	A-O	A-OR	R-1	R-1B	R-2**	R-3**	R-4**	R-6**	R-7**	P-MUD**	A-P	C-1	C-2	C-3**	R & D**	M-1	M-2	C-U	WPC**	NG-1**	NG-2**	NG-3**
KEY: P = Permitted by Right ; P* = Permitted Subject to Specific Use Standards; C = Conditional Use																						
COMMERCIAL, OFFICE AND RETAIL (continued)																						
Retail Sales - Single Tenant over 50,000 SF												P									P	
Retail Sales and Service										P		P*	P*	P					P	P	P	P
Sexually Oriented Business (SOB)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Shooting Range, Indoor										P		P	P						P			
Theater										P		P							P	P	P	C
Retail Sales, Manufactured Homes																	P*					
Storage, Self Service												P	P	P*			P					
Vehicular Sales, Rental, Repair and Service												P*	P*				P*					
Wholesales/Services												P*	P*			P	P					
INDUSTRIAL AND MANUFACTURING																						
Bulk Storage Tanks / Cold Storage Plant													P				P					
Industrial, Light													P		P	P	P					
Industrial, Heavy																	P					
Recycling Facility – Large													P*				P					
Salvage Yard																	P*					
Scientific Testing/Research Laboratory													P		P	P						
Storage, Outdoor - Equipment or Materials													P			P	P					
Truck Stop/Freight or Trucking Terminal																	P					
Utility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Warehousing/Distribution													P			P	P					
Waste Services																	P					
Wireless Telecommunication Facilities – Intermediate	P*									P*	P*	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*
Wireless Telecommunication Facilities – Major	C										C	C	C	C	C	C	P*					
Wireless Telecommunication Facilities – Unregulated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					

1 Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right.

** District with Supplemental Standards (Refer to Article 5).

GENERAL DEVELOPMENT INFORMATION

2005 SUBMISSION DEADLINES

Submittal Deadline 10 A.M.	Planning & Zoning Commission Meetings 7:00 P.M. 1st & 3rd Thursdays	City Council Meetings 7:00 P.M. 2nd & 4th Thursdays	Zoning Board of Adjustment Meetings 6:00 P.M. 1st Tuesdays	Design Review Board Meetings 11:00 a.m. 2nd & 4th Fridays
Wednesday, December 1	January 6	January 27	January 4	N/A
Tuesday, December 14	January 20	February 10	N/A	January 14
Tuesday, January 4	February 3	February 24	February 1	January 28
Tuesday, January 18	February 17	March 10	N/A	February 11
Monday, January 31	March 3	March 22 (Tue)	March 1	February 25
Monday, February 14	March 17	April 14	N/A	March 11
Monday, March 7	April 7	April 28	April 5	N/A
Monday, March 21	April 21	May 12	N/A	April 8
Monday, April 4	May 5	May 26	May 3	April 22
Monday, April 18	May 19	June 9	N/A	May 13
Monday, May 2	June 2	June 23	June 7	May 27
Monday, May 16	June 16	July 14	N/A	June 10
Monday, June 6	July 7	July 28	July 5	June 24
Monday, June 20	July 21	August 8 (Mon)	N/A	July 8
Tuesday, July 5	August 4	August 23 (Tue)	August 2	July 22
Monday, July 18	August 18	September 8	N/A	August 12
Monday, August 1	September 1	September 22	September 6	August 26
Monday, August 15	September 15	October 13	N/A	September 9
Tuesday, September 6	N/A	October 25 (Tue)	October 4	September 23
Monday, September 19	October 20	November 10	N/A	October 14
Monday, October 3	November 3	November 22 (Tues)	November 1	October 28
Monday, October 10	N/A	December 1	N/A	N/A
Monday, October 17	November 17	December 15	N/A	November 11
Monday, November 7	December 8	January 12	December 6	December 9

After each filing deadline, staff will evaluate the caseload and adjust schedules accordingly. If there is a large caseload, items will be scheduled on a first-come, first-serve basis. Submitting your information on an established deadline day in no way guarantees that you will be placed on the corresponding Planning & Zoning Commission, City Council, Zoning Board of Adjustment, or Design Review Board meeting. Staff will schedule an optional facilitation meeting the following week with the applicant to discuss staff review comments on each project. If you have any questions or comments, please contact Development Coordinator Bridgette George (bgeorge@cstx.gov) at 979.764.3570.

Site Plans/Construction Documents/Drainage Reports Deadline Dates:

All site plans, construction documents and drainage reports that are not required as part of a case before the Planning and Zoning Commission or City Council, must be submitted by any Monday at 10:00 a.m. Information submitted after 10:00 a.m. on Monday will not be scheduled for staff review until the following week. (In case of a Monday holiday, the deadline will be moved to the next business day at 10:00 a.m.)

GENERAL DEVELOPMENT INFORMATION

BUILDING & DEVELOPMENT FEES

Site Plan	\$200.00
Site Plan Amendment - Minor	\$200.00
Master Plan	\$400.00
Preliminary Plat	\$400.00
Plat Amendment (Master, Preliminary & Final Plats) - Minor	\$220.00
Final Plat	\$400.00
Final Plat-Minor or amending	\$300.00
Final Plat additional fee for public hearing	\$200.00
Final Plat additional fee for multiple sheets	\$55.00
Variance - Subdivision Regulations	\$100.00
Public Infrastructure Plan Review & Inspection Fee	\$600.00
Comprehensive Plan Amendment	\$850.00
Rezoning	\$500.00
Rezoning - PDD	\$500.00
PDD / P-MUD Concept Plan Review	\$200.00
PDD Amendment - Staff Review Only	\$75.00
PDD Amendment - P&Z or CC Review Only (no PH)	\$135.00
CUP Site & Use	\$300.00
CUP-Appeal P&Z's Decision to Council	\$195.00
CUP-Time Extension (Staff Review Only)	\$60.00
Zoning Board of Adjustment	\$150.00
Drainage Dev't	\$200.00
License to Encroach	\$325.00
ROW/Easement Abandonment	\$300.00
Oil & Gas Permit	\$2,000.00
Oil & Gas Annual Renewal	\$300.00

GENERAL DEVELOPMENT INFORMATION

PIP Permits	\$150.00
Special District Review	\$200.00
DRB Cases (Driveway variance, appeals, etc.)	\$150.00
Zoning Letters	\$40.00
Sign Permits- Plan Review for Zoning Requirements	\$25.00
Request for extension - Master & Preliminary Plats	\$200.00
Ordinance Amend. Request to P&Z or CC	\$120.00
Ordinance Amend. - with Public Hearing	\$325.00
Electrical Permits	\$37.00 + 2 cents per sq. ft. over 2000SF
Plumbing Permits	\$20.00 + \$4.00 per fixture
Mechanical Permits	\$24.00 + \$5.00 per \$1000 valuation
Irrigation Permits	\$20.00
Re-inspection Fee	\$27.00
Construction Board of Appeals Variance	\$480.00
Parade Permits	\$90.00

GENERAL DEVELOPMENT INFORMATION

BUILDING PERMIT FEES - 1 & 2 FAMILY RESIDENTIAL CONSTRUCTION

For one and two family residential construction, the valuation of the structure shall be calculated at the minimum fee schedule below:

All residential construction minimum fee: multiply heated square footage by \$66.00.

Est. Cost	Permit Fee	Est. Cost	Permit Fee	Est. Cost	Permit Fee	Est. Cost	Permit Fee
\$1,000	\$15.00	\$26,000	\$140.00	\$51,000	\$264.00	\$76,000	\$364.00
\$2,000	\$20.00	\$27,000	\$145.00	\$52,000	\$268.00	\$77,000	\$368.00
\$3,000	\$25.00	\$28,000	\$150.00	\$53,000	\$272.00	\$78,000	\$372.00
\$4,000	\$30.00	\$29,000	\$155.00	\$54,000	\$276.00	\$79,000	\$376.00
\$5,000	\$35.00	\$30,000	\$160.00	\$55,000	\$280.00	\$80,000	\$380.00
\$6,000	\$40.00	\$31,000	\$165.00	\$56,000	\$284.00	\$81,000	\$384.00
\$7,000	\$45.00	\$32,000	\$170.00	\$57,000	\$288.00	\$82,000	\$388.00
\$8,000	\$50.00	\$33,000	\$175.00	\$58,000	\$292.00	\$83,000	\$392.00
\$9,000	\$55.00	\$34,000	\$180.00	\$59,000	\$296.00	\$84,000	\$396.00
\$10,000	\$60.00	\$35,000	\$185.00	\$60,000	\$300.00	\$85,000	\$400.00
\$11,000	\$65.00	\$36,000	\$190.00	\$61,000	\$304.00	\$86,000	\$404.00
\$12,000	\$70.00	\$37,000	\$195.00	\$62,000	\$308.00	\$87,000	\$408.00
\$13,000	\$75.00	\$38,000	\$200.00	\$63,000	\$312.00	\$88,000	\$412.00
\$14,000	\$80.00	\$39,000	\$205.00	\$64,000	\$316.00	\$89,000	\$416.00
\$15,000	\$85.00	\$40,000	\$210.00	\$65,000	\$320.00	\$90,000	\$420.00
\$16,000	\$90.00	\$41,000	\$215.00	\$66,000	\$324.00	\$91,000	\$424.00
\$17,000	\$95.00	\$42,000	\$220.00	\$67,000	\$328.00	\$92,000	\$428.00
\$18,000	\$100.00	\$43,000	\$225.00	\$68,000	\$332.00	\$93,000	\$432.00
\$19,000	\$105.00	\$44,000	\$230.00	\$69,000	\$336.00	\$94,000	\$436.00
\$20,000	\$110.00	\$45,000	\$235.00	\$70,000	\$340.00	\$95,000	\$440.00
\$21,000	\$115.00	\$46,000	\$240.00	\$71,000	\$344.00	\$96,000	\$444.00
\$22,000	\$120.00	\$47,000	\$245.00	\$72,000	\$348.00	\$97,000	\$448.00
\$23,000	\$125.00	\$48,000	\$250.00	\$73,000	\$352.00	\$98,000	\$452.00
\$24,000	\$130.00	\$49,000	\$255.00	\$74,000	\$356.00	\$99,000	\$456.00
\$25,000	\$135.00	\$50,000	\$260.00	\$75,000	\$360.00	\$100,000	\$460.00

Est. Cost	Permit Fee	Est. Cost	Permit Fee	Est. Cost	Permit Fee	Est. Cost	Permit Fee
\$105,000	\$475.00	\$160,000	\$640.00	\$275,000	\$985.00	\$750,000	\$2160.00
\$110,000	\$490.00	\$165,000	\$656.00	\$300,000	\$1060.00	\$800,000	\$2260.00
\$115,000	\$505.00	\$170,000	\$671.00	\$325,000	\$1135.00	\$850,000	\$2360.00
\$120,000	\$520.00	\$175,000	\$686.00	\$350,000	\$1210.00	\$900,000	\$2460.00
\$125,000	\$535.00	\$180,000	\$701.00	\$400,000	\$1360.00	\$950,000	\$2560.00
\$130,000	\$550.00	\$185,000	\$716.00	\$450,000	\$1510.00	1 million	\$2660.00
\$135,000	\$565.00	\$190,000	\$731.00	\$500,000	\$1660.00	1.5 million	\$3660.00
\$140,000	\$580.00	\$195,000	\$745.00	\$550,000	\$1760.00	2 million	\$4660.00
\$145,000	\$595.00	\$200,000	\$760.00	\$600,000	\$1860.00	2.5 million	\$5660.00
\$150,000	\$610.00	\$225,000	\$835.00	\$650,000	\$1960.00	3 million	\$6,660.00
\$155,000	\$625.00	\$250,000	\$910.00	\$700,000	\$2060.00	3.5 million	\$7,660.00

GENERAL DEVELOPMENT INFORMATION

BUILDING PERMIT FEES - COMMERCIAL CONSTRUCTION

Actual cost of construction, including labor and materials, is the Building Valuation which is used to determine the building fee permit. If, in the opinion of the Building Official, the valuation is under-estimated on the application, the applicant may be required to submit detailed estimates. Final building permit valuations shall be set by the Building Official.

Estimated Cost	Permit Fee
\$0.00 to \$1,000	\$15.00
\$1,001 to \$50,000	\$15.00 for the first \$1,000 plus \$5.00 for each additional \$1,000 including \$50,000
\$50,001 to \$100,000	\$260.00 for the first \$50,000 plus \$4.00 for each additional \$1,000 including \$100,000
\$100,001 to \$500,000	\$460.00 for the first \$100,000 plus \$3.00 for each additional \$1,000 including \$500,000
\$500,001 and up	\$1,660.00 for the first \$500,000 plus \$2.00 for each additional \$1,000

SEWER TAP FEES

TAP SIZE	CITY INSTALLATION
4"	\$350
6"	\$100

Note: The applicant is responsible for sewer taps larger than 4" (fee is for the inspection only)

WATER TAP FEES

TAP SIZE	CITY INSTALLATION
"	\$400
1"	\$500
1 1/2"	\$800
2"	\$1800
3" or larger	Actual Cost

TEMPORARY ELECTRIC POLE

\$45.00 + \$20.00 Inspection Fee

ELECTRICAL PERMIT FEES

Repair & Alteration Electrical Permit	\$37.00
Electrical Permit: \$37 minimum, Up to & including 2,000 sq ft plus \$0.02 per sq ft over 2,000 sq ft	

MECHANICAL PERMIT FEES

Mechanical Permit	\$24.00
Heating-A/C Base Fee (up to \$1000)	\$24.00
Each additional \$1000 Valuation (or fraction thereof)	\$5.00
Fee for Boiler Inspections:	\$5.00
33,000 BTU (1 BHP) – 165,000 BTU (5BHP)	
165,001 BTU – 330,000 BTU	\$10.00

GENERAL DEVELOPMENT INFORMATION

330,001 BTU – 1,165,000 BTU	\$15.00
1,165,000 BTU – 3,300,000 BTU	\$25.00
Over 3,300,001 BTU	\$35.00
Temporary Operation Inspection Fee	\$5.00
Vent Hood Permit	\$10.00
Walk – In Cooler Permit	\$20.00

PLUMBING PERMIT FEES

Plumbing Permit		\$20.00	
Water Closet	\$4.00	Sand Traps	\$4.00
Water Heaters	\$4.00	Grease Traps	\$4.00
Lavatories	\$4.00	Dishwasher	\$4.00
Kitchen Sinks	\$4.00	Laundry Tray	\$4.00
Bar/Slop Sinks	\$4.00	Floor Drains	\$4.00
Bath Tubs	\$4.00	Water Srv/Replace	\$5.00
Showers	\$4.00	Sewer Collect/Repl	\$5.00
Drinking Fountains	\$4.00	Septic Tank	\$20.00
Urinals	\$4.00	Heater (vented)	\$4.00
Independent Waste	\$4.00	Washing Machine	\$4.00
Gas Permit		\$5.00	
Gas piping (up to 4 outlets)		\$5.00	
(each gas outlet over 4)		\$1.00	

LAWN SPRINKLER PERMIT FEES

Lawn Sprinkler Permit (flat fee)	\$20.00
---	----------------

MISCELLANEOUS PERMITS & FEES

Construction Board of Adj. & Appeals	\$480.00
Demolition Permit	\$25.00
Livestock Permit	\$35.00 / \$30.00 renewal
Location Permit	\$40.00
Moving Permit	\$100.00
Parade Permit	90.00

Re-Inspection Fee	\$27.00
--------------------------	----------------

GENERAL DEVELOPMENT INFORMATION

APPROVED LANDSCAPE & STREETScape PLANTING LIST

This list recommends several species that do well in the College Station area. Not every species will perform well in all locations, and some species have detriments that need to be considered. Careful evaluation of the site, soils, available growing area, and climate needs to be exercised when selecting species.

	Common Name	Scientific Name
Canopy Trees	Cedar Elm	(<i>Ulmus crassifolia</i>)
	Live Oak	(<i>Quercus virginia</i>)
	Winged Elm	(<i>Ulmus alata</i>)
	Water Oak	(<i>Quercus nigra</i>)
	Chinese Pistache	(<i>Pistacia chinensis</i>)
	Chinese Elm	(<i>Ulmus parvifolia sempervirens</i>)
	Burr Oak	(<i>Quercus macrocarpa</i>)
	Bald Cypress	(<i>Taxodium distichum</i>)
	Willow Oak	(<i>Quercus phellow</i>)
	Shumard Red Oak	(<i>Quercus shumardii</i>) or (<i>Q. texana</i>)
	Carolina Cherry Laurel	(<i>Prunus caroliniana</i>)
	Eastern Redcedar	(<i>Juniperus virginiana</i>)
	Leyland Cypress	(<i>Cupressocyparis leylandii</i>)
	Pecan	(<i>Carya illinoensis</i>)
	Texas Pistache	(<i>Pistachia texana</i>)
	Sawtooth Oak	(<i>Q. accutissima</i>)
	Western Soapberry	(<i>Sapindus drummondii</i>)
Non-Canopy Trees	Texas Red Bud	(<i>Cercis canadensis</i>)
	Tree Yaupon	(<i>Ilex vomitoria</i>)
	Crepe Myrtle	(<i>Lagerstroemia indica</i>)
	Possumhaw Holly	(<i>Ilex decidua</i>)
	Bradford Pear	(<i>Pyrus species</i>)
	Chinese Fringe tree	(<i>Chionanthus retusus</i>)
	Eve's Necklace tree	(<i>Sophora affinis</i>)
	Japanese Black Pine	(<i>Pinus thunbergiana</i>)
	Mexican Plum	(<i>Prunus mexicana</i>)
	Ornamental Pear	(<i>Pyrus calleryana</i>)
	Prairie Flameleaf Sumac	(<i>Rhus lanceolata</i>)
	Red Buckeye	(<i>Aesculus pavia</i>)
	Rusty Blackhaw Viburnum	(<i>Viburnum rufidulum</i>)
	Texas Kidneywood	(<i>Eysenhardtia texana</i>)
	Texas Mountain Laurel	(<i>Sophora secundiflora</i>)
	Texas Persimmon	(<i>Diospyros texana</i>)
	Wax Myrtle	(<i>Myrica cerifera</i>)

GENERAL DEVELOPMENT INFORMATION

These species may grow well in the area, but due to detrimental factors they will not be considered for points.

Non-point Trees	Arizona Ash	(<i>Fraxinus velutina</i> 'arizona')
	Black Willow	(<i>Salix nigra</i>)
	Chinese Tallow	(<i>Sapium sebiferum</i>)
	Cottonwood	(<i>Populus deltoides</i>)
	Corkscrew Willow	(<i>Salix matsudana</i> 'tortusa')
	Mimosa	(<i>Albizzia julibrissen</i>)
	Mulberry	(<i>Morus alba</i>)
	Pine species	(<i>Pinus species</i>)
	Siberian Elm	(<i>Ulmus pumila</i>)
	Silver Maple	(<i>Acer saccharinum</i>)
	Weeping Willow	(<i>Salix babylonica</i>)

Please be aware that dwarf species are not permitted in required screening areas or in required buffer areas

Shrubs	Abelia	(<i>Abelia grandiflora</i>)
	Althea	(<i>Hibiscus syriacus</i>)
	Agrito	(<i>Berberis trifoliolata</i>)
	American Beautyberry	(<i>Callicarpa americana</i>)
	Aromatic Sumac	(<i>Rhus aromatic</i>)
	Burford Holly	(<i>Ilex cornuta</i> 'burfordi')
	Carolina Buckthorn	(<i>Rhamnus caroliniana</i>)
	Cast Iron plant	(<i>Aspidistra elatior</i>)
	Chinese Holly	(<i>Ilex cornuta</i> 'rotunda')
	Clyera	(<i>Ternstroemia gymnanthera</i>)
	Elaeagnus	(<i>Elaeagnus macrophylla</i>)
	Flame Acanthus	(<i>Anisacanthus quadrifidus</i> 'writtii')
	Fraser's Photinia	(<i>Photinia</i> x 'fraseri')
	Holly Fern	(<i>Cyrtomium falcatum</i>)
	Indian Hawthorn	(<i>Raphiolepis indica</i>)
	Juniper species	(<i>Juniperus species</i>)
	Nandina species	(<i>Nandina species</i>)
	Pineapple Guava	(<i>Feijoa sellowiana</i>)
	Pittosporum	(<i>Pittosporum tovara</i>)
	Pyracantha	(<i>Pyracantha species</i>)
	Serissa	(<i>Serissa foetida</i>)
	Spirea	(<i>Spirea species</i>)
	Viburnum	(<i>Viburnum odoratissimum</i>)
	Dwarf Wax Myrtle	(<i>Myrica pusilla</i>)
	Waxleaf Ligustrum	(<i>ligustrum japonicum</i>)
	Whitebrush	(<i>Aloysia gratissima</i>)
	Wood Fern	(<i>Dryopteris normalis</i>)
	Yaupon	(<i>Ilex vomitoria</i> 'nana')

GENERAL DEVELOPMENT INFORMATION

Grasses must be a perennial

Groundcovers and Vines

Algerian Ivy	(<i>Hedera canariensis</i>)
Asian Jasmine	(<i>Trachelospermum asiaticum</i>)
Boston Ivy	(<i>Parthenocissus tricuspidata</i>)
Carolina Jessamine	(<i>Gelsemium sempervirens</i>)
Confederate Jasmine	(<i>Trachelospermum jasminoides</i>)
Coral Honeysuckle	(<i>Lonicera sempervirens</i>)
Cross Vine	(<i>Bignonia capreolata</i>)
English Ivy	(<i>Hedera helix</i>)
Creeping Juniper	(<i>Juniperus horizontalis</i>)
Liriope	(<i>Liriope muscari</i>)
Monkey Grass	(<i>Ophiopogon japonicum</i>)
Spiderwort	(<i>Tradescantia species</i>)
Texas Lantana	(<i>Lantana horrida</i>)
Trumpet Vine	(<i>Campsis radicans</i>)
Turk's Cap	(<i>Malvaviscus arboreus 'drummondii'</i>)
Vinca	(<i>Vinca major and V. minor</i>)
Wisteria	(<i>Wisteria sinensis</i>)

Streetscape Plant List

Canopy Trees

Cedar Elm	(<i>Ulmus crassifolia</i>)
Live Oak	(<i>Quercus virginia</i>)
Winged Elm	(<i>Ulmus alata</i>)
Water Oak	(<i>Quercus nigra</i>)
Chinese Pistache	(<i>Pistacia chinensis</i>)
Post Oak	(<i>Quercus stellata</i>)
Burr Oak	(<i>Quercus macrocarpa</i>)
Goldenrain Tree	(<i>Koelreuteria paniculata</i>)
Bald Cypress	(<i>Taxodium distichum</i>)
Willow Oak	(<i>Quercus phellow</i>)
Red Oak	(<i>Quercus shumardii</i>)

Non-canopy Trees

Red Bud	(<i>Cercis canadensis</i>)
Yaupon Tree	(<i>Ilex vomitoria</i>)
Crabapple	(<i>Malus species</i>)
Tree Crepe Myrtle	(<i>Lagerstroemia indica</i>)
Shining Sumac	(<i>Rhus copalina</i>)
Possumhaw	(<i>Ilex decidua</i>)
Hawthorn	(<i>Crateagus L.</i>)
Bradford Pear	(<i>Pyrus species</i>)
Texas Mt. Laurel	(<i>Sophora secundiflora</i>)
Mexican Plum	(<i>Prunus mexicana</i>)
Rusty Blackhaw viburnum	(<i>Viburnum rufidulum</i>)

GENERAL DEVELOPMENT INFORMATION

Plantings for required screening areas

Photinia sp.	(Photinia x fraseri)
Waxleaf Ligustrum	(Ligustrum japonicum)
Yaupon Tree	(Ilex vomitoria)
Burford Holly	(Ilex cornuta)
Nellie Stevens Holly	(I. aquifolium x I. cornuta)
Sea Green Juniper	(Juniperus chinensis)
Juniper species	(avoid species with bagworm susceptibility)
Indian Hawthorn	(Raphiolepis indica sp.)
Oleander	(Nerium oleander sp.-red or white are the hardiest)
Pampas Grass	(Cortaderia selloana sp.)
Texas Sage	(Leucophyllum frutescens)
Eleagnus	(Eleagnus spp.)
Pittosporum species	(Pittosporum spp. green or variegated is best but still may freeze)
Viburnum species	(Leatherleaf Viburnum, Viburnum macrophyllum or sp.)
Foster's Holly	(Ilex x attenuata sp or Ilex crenata sp.)
Primrose Jasmine	(Jasminum mesnyi (J. primulinum)
Compact Nandina,	(Nandina domestica 'compacta' Dwarf nandina not permitted)
Carolina Laurel Cherry	(Prunus caroliniana 'Bright 'n Tight)
Pineapple Guava	(Feijoa sellowiana,)
Texas sage	(Leucophyllum frutescens 'Greencloud' or sp.)

GENERAL DEVELOPMENT INFORMATION

Engineering and Planning Publications

Building Regulations - \$5.00

Local amendments to the International Building Codes (2003), gas, mechanical, public fire codes and national electrical code.

Comprehensive Plan (1997) - \$25.00

Includes goals and objectives, land use plan, parks and open space plan, thoroughfare plan, water and wastewater system plans, and urban design plans.

30/60 Area Plan (2001)

Bikeways Plan Map (2003) - \$1.50

Bikeways and Pedestrian Master Plan (2002) - \$13.75

Demographic Report (2002)

East Bypass Small Area Plan (2000)

Eastgate Neighborhood Plan (2001)

Greenways Master Plan (1999) - 15.00

Land Use Plan Map (2003) - \$1.50

Mixed Use Study (2003)

Rock Prairie / Greens Prairie Small Area Plan (2002)

Thoroughfare Plan Map (2003) - \$1.50

Drainage Policy & Design Standards - \$15.00

Includes drainage system policies, methods of calculating stormwater runoff, street drainage and flows, storm drain inlets, storm drainage systems, open channel flow, culverts and bridges, detention facilities, erosion and sedimentation control, drainage plan submittal requirements, and the development permitting process.

FEMA Maps

May be ordered directly from FEMA by calling 1.800.385.9620 and giving the map panel number. Official FEMA maps with LOMRs are kept in the Planning & Development Services office.

Fire Prevention Division ~ Construction and Development Guide

Includes a construction checklist, water supplies, fire sprinkler system requirements, and kitchen fire extinguishing systems.

Mapping & Monumentation Book - \$6.30

Provides horizontal control monument sheets.

Northgate Design Guidelines - \$20.00

Provides guidelines regarding signs, awnings and canopies, bicycle parking, street elements, architectural character, and site design in Northgate.

Northgate Feasibility Study - \$11.00

Northgate Historic Resources - \$3.00

A reference guide intended to be used for the initial development of the Northgate master plan and includes methodology and procedures, research, fieldwork, criteria for evaluation and survey materials.

Northgate Redevelopment Plan - \$10.00

Provides redevelopment guidelines and an action plan for Northgate redevelopment.

GENERAL DEVELOPMENT INFORMATION

Regulations for the Exploration, Development, Production and Transportation of Oil, Gas, and Associated Mineral Hydrocarbons - \$3.00

Includes regulations for permitting all oil and gas wells in the City.

Neighborhood Resource Guide - Free

Includes services for neighborhoods and resources to enable citizens to get involved in the community.

Standard Specifications for Street Construction - \$13.00

Includes specifications for street construction in the City of College Station.

Streetscape Master Plan - \$10.00

Includes guidelines for streetscape requirements.

Subdivision Regulations - \$10.00

Includes platting requirements, design standards, parkland dedication requirements, and rural residential and extraterritorial jurisdiction subdivision regulations.

Taking Action - Free

Includes information on starting a Neighborhood Association.

Unified Development Ordinance - \$12.00

Includes development review procedures, the establishment of districts and their regulations, regulations for non-conforming uses, minimum standards for off site parking, landscaping, signs, buffer, and non-residential architectural standards.

Water & Sewer Specification - \$10.00

Includes guidelines for general construction, project conditions, excavating, trenching and backfilling, street, highway and railroad crossings, pipe boring, jacking and tunneling, water mains, miscellaneous appurtenances, standard details, sanitary sewer mains, and miscellaneous appurtenances.

Water and Wastewater Map Books

Wolf Pen Creek Corridor Study

Includes guidelines for the development of the Wolf Pen Creek area.

Wolf Pen Creek Design Charette

A guide containing ideas about the design development, land use and priority of development in the area. It is based on the design charette and focus group meeting.

GENERAL DEVELOPMENT INFORMATION



Pre-Application Conference (PAC) Request Form

The purpose of a pre-application conference is to meet the City Staff that will be involved with your development and identify general issues that need further analysis. Along with the discussion of these major issues, Staff will talk about the development process, distribute necessary information and discuss what permits will be required for your particular development. This meeting is in no way a complete review of your project. Staff will perform a formal thorough review once the minimum requirements are submitted for your particular development.

Contact Information:

Name _____ **E-Mail Address** _____

Phone Number _____ Fax Number _____

Development proposal for subject property (type of business, square footage, etc.):

Property Owner: _____

Address / Location _____

Legal Description _____

Minimum Submittal Requirements by the Wednesday before the PAC.

1. Site plan, if applicable (2 copies).
2. Survey of property or key map showing location.

Please fax form to 979.764.3496 or e-mail to bgeorge@cstx.gov
Upon receipt you will be contacted to schedule a pre-application conference.

GENERAL DEVELOPMENT INFORMATION



DEVELOPMENT SERVICES Transmittal Letter

Project: _____
Name/Firm: _____ Date: _____
Address: _____
Phone: _____ Fax: _____

We are transmitting the following for Development Services to review and comment (Check all that apply):

- | | | |
|--|--------------------------------------|---|
| <input type="checkbox"/> Master Development Plan | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> Development Permit App. |
| <input type="checkbox"/> Preliminary Plat | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Final Plat | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> Rezoning Application |
| <input type="checkbox"/> FEMA CLOMA/CLOMR/LOMA/LOMR | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> Variance Request |
| <input type="checkbox"/> Site Plan | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> Other - Please specify _____ |
| <input type="checkbox"/> Grading Plan | w/ <input type="checkbox"/> Redlines | _____ |
| <input type="checkbox"/> Landscape Plan | w/ <input type="checkbox"/> Redlines | _____ |
| <input type="checkbox"/> Irrigation Plan | w/ <input type="checkbox"/> Redlines | |
| <input type="checkbox"/> Building Construction Documents | w/ <input type="checkbox"/> Redlines | |

INFRASTRUCTURE AND ENGINEERING DOCUMENTS

All infrastructure documents must be submitted as a complete set.

The following are included in the complete set:

- | | | |
|---|--------------------------------------|---|
| <input type="checkbox"/> Waterline Construction Documents | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> TxDOT Driveway Permit |
| <input type="checkbox"/> Sewerline Construction Documents | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> TxDOT Utility Permit |
| <input type="checkbox"/> Drainage Construction Documents | w/ <input type="checkbox"/> Redlines | <input type="checkbox"/> Other - Please specify _____ |
| <input type="checkbox"/> Street Construction Documents | w/ <input type="checkbox"/> Redlines | _____ |
| <input type="checkbox"/> Easement application with metes & bounds description | | _____ |
| <input type="checkbox"/> Drainage Letter or Report | w/ <input type="checkbox"/> Redlines | |
| <input type="checkbox"/> Fire Flow Analysis | w/ <input type="checkbox"/> Redlines | |

Special Instructions:

GENERAL DEVELOPMENT INFORMATION

CERTIFICATE OF OCCUPANCY INSPECTION CHECKLIST

Planning & Development Engineering Items

Multi-Family and Commercial Projects

- Letter of Credit submitted for infrastructure (if applicable).
- All pavement must be in – especially around perimeter.
- All curbing must be installed, including edges of future phases.
- All parking spaces must be striped, including handicap spaces.
- Spot check dimensions of spaces and circulation aisles. (9'x18' with 2' overhang or 9'x20' without overhang; 2-way circulation aisles must be 23' wide; 1-way can be 20'wide)
- All islands must be curbed raised, and either planted or bricked (decorative pavers, stamped colored concrete O.K.) and located as shown on approved plans.
- The Dumpster screening must be installed as shown on approved plans.
- The landscaping must be installed and appear to be similar to approved plan.
- The site must be clean and free of construction debris, equipment, job shacks, sand, dirt, etc.
- The development, construction, and finance signs must be removed.
- The adjacent lots disturbed during construction must be returned to original conditions (graded, seeded, or sodded, and all debris removed).
- Handicap ramps must be installed.
- Handicap signs must be installed.
- Fire lanes must be painted in locations shown on approved plan.
- Detention *with groundcover* must be installed and located as shown on approved plan. Look to see if water can get into and out of the pond per the approved plans.
- If grass is the ground cover to be used for general landscape and detention requirements, the sod must be installed or there must be evidence that the area has been seeded or hydromulched.

IF ANY OF THE ITEMS HAVE NOT BEEN COMPLETED, PLEASE CONTACT THE PROJECT MANAGER IN CHARGE OF THE PROJECT AT 979.764.3570